



RIVERS TO PEAKS
Big Sky Real Estate

UNIQUE VIEW THROUGH GALLATIN RIVER CANYON

MICHENER MEADOWS LOT 21

Reduced to \$279,000

South Canyon

ACREAGE: 20.02 +/-
HORSES:
FENCING: 17
ACREAGE: 17
PARCEL IDS: RLF42199
TAXES IN 2009: \$52.95
DUES: \$6,712
MLS: 167226

From Highway 191, less than a mile South of the Big Sky Conoco, go back in time on the gravel road into Michener Meadows. You'll pass an alpine pond, home to herons, trout, and migrating geese. This parcel is the second homesite you'll drive through which is advantageous because it is closer to all the amenities of Big Sky. The site is gently rolling with North facing views up the Gallatin River Canyon. There are gorgeous old-growth trees and an abundance of wildlife and serenity. Within a five-acre envelope, you have the option to build a primary residence, a guest house, a garage facility, a barn and corral (not to exceed a total of four structures). Because it sits at a lower elevation than many properties in Big Sky, you can enjoy a little longer summer and growing season. This is a tremendous value - make an offer!



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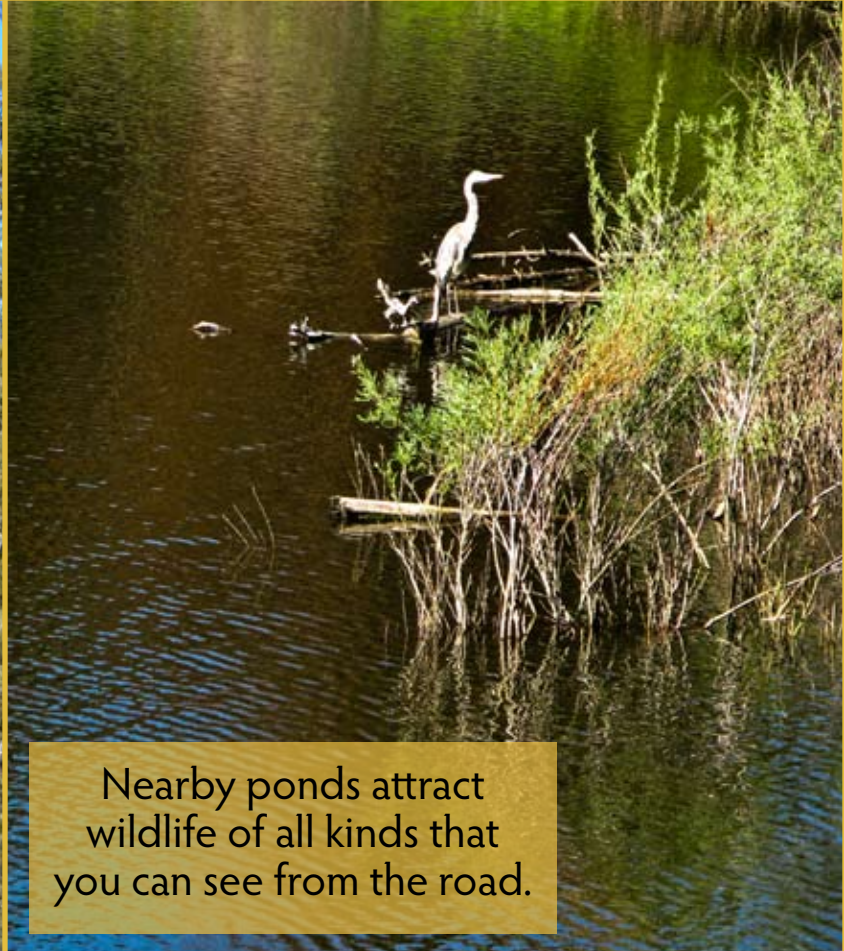




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Looking for lots of land and privacy?
 YOU'VE FOUND IT HERE.



Nearby ponds attract
 wildlife of all kinds that
 you can see from the road.



ALL THE DETAILS: WWW.RIVERTOPEAKS.COM



This information is subject to errors, omissions, prior sale, change, withdrawal, approval of purchase by seller.
 All information from sources deemed reliable but is not guaranteed by Rivers To Peaks Big Sky Real Estate.
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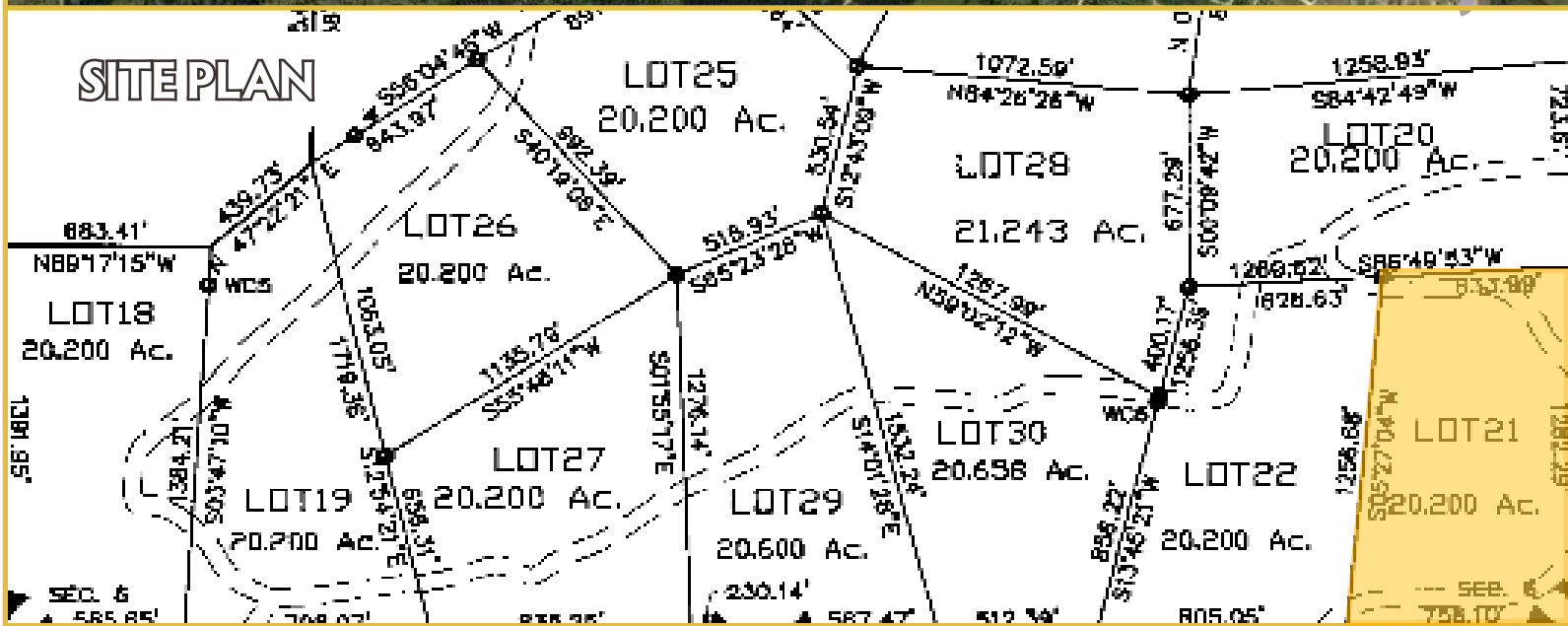


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20 ACRES OF PRIVACY ONLY A FEW MILES FROM WORLD CLASS SKIING



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RYAN KULESZA & TALLIE JAMISON

PRODUCING AN ALTERNATIVE APPROACH TO REAL ESTATE TRANSACTIONS



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I have represented property in Big Sky for 7 years and have called Big Sky home for 12 years. I enjoy participating in all the activities that Big Sky has to offer, particularly horseback riding, hunting, golfing, and skiing. I am an active member of Search & Rescue and co-own Shuttle to Big Sky & Taxi.

As a leading sales producer in this tough economy, I offer a fresh perspective. With one hand on the tech side of marketing and the other on relationships, I try to weave together the 'new school' with the 'old school'. When school's out, so to speak, I enjoy serving on the Arts Council Board and recreating in the surrounding mountain ranges.

As a team, we have 17 years of combined experience in our local market. We have access to and the ability to show you ANY property in the area.

It's a buyer's market, so call us if you want to own a:

- ski-in ski-out condo
- rustic cabin in the woods
- fishing retreat on the Gallatin
- summer house on Hebgen Lake
- legacy property at Yellowstone Club
- investment opportunity in bank-owned property

If you already own a piece of Big Sky and want to sell or trade, consider using our unique team approach to marketing, networking, and negotiating.